

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Dupont Circle Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2122 O Street, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 28, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-453	<input type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Anthony Vincent and Dung Truong, with plans prepared by Teass\Warren Architects, seek conceptual design review to add a 3rd story and rear addition plus roof deck to a 2-story rowhouses in the Dupont Circle Historic District.

Property Description

The property at 2122 O Street is part of a coordinated terrace of rowhouses built in 1916 by Architect Nicholas R. Grimm.

Proposal

The project calls for demolition of the rear yard garage and rear porch, and a 3rd story and rear addition with a roof deck, converting the house into four units.

Evaluation

The proposed project is similar in scale, massing and general architectural approach to others that have been approved by the Board on this row. While the Board most often encourages roof additions to be pulled off the main block of a rowhouse, it has sometimes approved additions over top the main block – as it has in the other projects on this row -- if the addition and any associated decks are not visible from public street view and when the addition is subordinate to the original structure.

The architect has worked closely with HPO and the community to maintain the side yard, to set back the top floor 4'-6" from the rear, and to remove the penthouse stair to the roof deck—all of which successfully minimizes the scale of the addition and results in a compatible massing at the rear. However, the 3rd floor addition of about 6' from the front is only about half amount of setback employed in the other approved projects and is not likely sufficient to be not visible from street view. Similarly, while the roof deck is set back 20', the railing around the hatch accessing the deck will be located just 12' back from the façade, and is also very likely to be visible. The setbacks of both the new third floor and the roof deck railing should be increased and the revised dimensions confirmed by a flag test to ensure that these elements are not visible.

Recommendation

HPO recommends that the Board find the concept generally consistent with the historic district and consistent with the preservation act and to delegate final approval to staff with the condition that the flag test confirms that the addition and roof deck railing are not visible from O Street.